

Memorandum



Date: November 30, 2004

To: Honorable Chairperson Barbara Carey-Shuler, Ed.D
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Supplement to Agenda Item No. 7(F)(1)(A)

Supplement to
Agenda Item No. 7(F)1a

This report provides additional information regarding Agenda Item No. 7(F)(1)(A), Emergency Contract with Chevron Energy Services to Comply with Unsafe Structures Board Mandate for Turner Guilford Knight (TGK) Correctional Facility.

TGK was completed by Rooney Construction in 1989. The architect of record is Harper/Buzinec, which began the design of the facility in 1985

The issue dates back to April, 2003, when the contractor hired to reconstruct TGK's medical housing unit applied for a temporary certificate of occupancy (TCO). Upon inspection, the building official and inspectors determined that the entire facility should be deemed unsafe because it lacked a properly functioning fire alarm and smoke evacuation system. The attached report was immediately presented to the Public Safety Committee on April 15, 2003. All of the work required by the consent agreement has been completed, with the exception of the smoke evacuation system as noted in the agenda item. The Unsafe Structures Board, which has jurisdiction over this matter, has received regular updates on the matter.

The emergency contract described in Agenda Item 7(F)(1)(A) will allow Chevron to correct one problem assembly of chases of the smoke evacuation system; should this proposed corrective solution prove effective, additional funding will be required to complete the mitigation of the remaining 31 assemblies of chases in the system. Depending on the extent of required repairs, it could cost between \$4 million and \$8 million to repair all of the chases. GSA Staff will closely monitor the progress of the work on a daily basis in order to control cost and time of completion.

Staff will be presenting an update to the Unsafe Structures Board in December, and will likely request an extension of the current January, 2005 deadline. Because the solution is being pursued and staff is working as diligently as possible, I feel comfortable with this request since the occupants are not in any immediate danger. The facility will remain under fire watch until the smoke evacuation system has been finalized.

A handwritten signature in black ink, appearing to be "G. Burgess", written over a horizontal line.

Assistant County Manager



MEMORANDUM

PSC

Agenda Item No. 4(A)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: April 15, 2003

FROM: 
County Manager

SUBJECT: Immediate Action of
Mitigation and Repair for
Fire Safety at TKG
Corrections Department and
other Corrections Facilities

On April 15th, 2003, Miami-Dade County Building Department Director Charlie Danger, in his role as the Building Official for Miami-Dade County, posted the Turner Guilford Knight (TGK) Correctional Center, 7000 Northwest 41st Street, as an unsafe structure based on its lack of a functioning fire alarm and smoke evacuation system. Also, Miami-Dade Fire Rescue Chief Alfredo Suarez, in his role as Fire Marshall, issued a cease and desist order for TGK. Concurrently, the County Manager, on behalf of Miami-Dade County, has entered into a consent agreement with the Miami-Dade County Building Official, the Fire Marshall and the Director of Corrections to immediately mitigate and repair all fire safety concerns at the facility. Without this consent agreement, the actions taken by the Building Official and the Fire Marshall would force the evacuation of inmates from TGK. TGK is currently under a 24-hour fire watch.

Additionally, we have learned that two other facilities – the Training and Treatment Center (also known as the Stockade), 6950 Northwest 41st Street, and the Metro West Correctional Center, 13850 Northwest 41st Street could imminently face a similar situation. These are potential life/health/safety issues at Miami-Dade County Corrections Department facilities and County staff is taking pro-active steps to address these issues.

The county does not currently have the space to accommodate additional inmates at any other facility. At the same time, the county cannot house inmates at unsafe facilities. Accordingly, county staff will begin an immediate program of both 1) mitigating the existing situation to keep the facilities temporarily inhabitable and 2) repairing the systems to make the facilities safe on a permanent basis.

BACKGROUND

Mr. Danger first became aware of the problem when General Services Administration, which had hired a contractor to re-construct TGK's medical housing unit on behalf of the Corrections Department, attempted to obtain a Temporary Certificate of Occupancy (TCO) for a completed phase of that project. Upon inspection, the building official and inspectors determined that they could not award the TCO, and that the entire facility should be deemed unsafe based on the aforementioned lack of a properly functioning fire alarm and smoke evacuation system. Additionally, TGK's sprinkler system,

although reportedly in working order, has not received its annual certification and may be in need of significant repair.

Subsequently, Mr. Danger learned that the two other facilities mentioned above – the Stockade and Metro West – reportedly had similar deficiencies. The Building Department is conducting an assessment to determine the degree of violation if any.

As mentioned, TKG has been operating under a 24-hour fire watch. The county has been advised by the Fire Chief that a fire watch is not a substitute for properly functioning systems and they can no longer sanction the time it has been in effect and what was supposed to be an interim solution.

This item will be presented at a special call to the Unsafe Structures Board's hearing to appeal the Unsafe Structures evacuation order and allow the continued operation of the facility (or facilities, if the other two facilities receive a similar designation) under a consent agreement with the Unsafe Structures Board, Mr. Danger and Chief Suarez.

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1. **Mitigation:** A Fire Protection Engineering firm will immediately be hired to evaluate the feasibility and implementation of temporary fire alarm systems and safeguards at all three facilities while the permanent system is being constructed.
 2. **Repair/replacement of existing systems:** Separately, the General Services Administration has opened a work order to hire a professional engineering firm to design and build a new fire alarm and smoke evacuation system at TKG and to upgrade systems at the two other facilities. This firm will first, provide an evaluation of scope to correct fire code violations.
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Work is slated to proceed **concurrently** at all three facilities.

In addition, there are two *other* Corrections facilities, the Pre-Trial Detention Center (also known as the Main Jail), 1321 Northwest 13th Street, and the Women's Detention Center, 1401 Northwest 7th Avenue, both in the City of Miami, that may have similar life/health/safety issues. While these facilities do not fall under Miami-Dade Building and Fire Departments, Mr. Danger and Chief Suarez will notify the City Building Official and Fire Department of the potential deficiencies.

FISCAL IMPACT

The funding source for the initial TKG phase of the above project, will come from the Capital Outlay Reserve Fund. An index code has been created and activated Monday, April 14th, 2003.

RECOMMENDATION

It is recommended that the Public Safety Committee allow the County Manager to proceed with the consent agreement and take any action necessary to immediately correct the problems at the above mentioned Miami-Dade Corrections facilities. Staff intends to bring a report back to the Public Safety Committee, including the final scope of work, schedule and costs in 30 days.

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Attachment A **Consent Agreement**

The Corrections Department consents to take immediate action of mitigation and repair for fire safety at the:

1. Turner Guilford Knight (TGK) Correctional Center at 7000 Northwest 41st Street.
2. Training and Treatment Center (also known as the Stockade) at 6950 Northwest 41st Street.
3. Metro West Correctional Center at 13850 Northwest 41st Street.

I. Action plan

- a) **Mitigation:** The Corrections Department will open an immediate work order with General Services Administration to hire a fire protection engineering firm. This firm will evaluate and implement the feasibility and construction of temporary fire alarm systems and safeguards at all three facilities while the permanent system is being constructed.
- b) **Repair/replacement of existing systems:** Separately, General Services Administration has opened a work order to hire a professional engineering firm to design and build a new fire alarm and smoke evacuation system at TGK and to upgrade systems at the two other facilities. This firm will first, provide an evaluation of scope to correct fire code violations. The Correction Department shall monitor this work order with GSA to assure its completion.

II. Work Shall Proceed

- a) **Concurrently, at all three facilities.**
 1. All contracts shall be entered at the same time with different contractors including the scope of work as defined by the professional engineer and fire protection engineer.
- b) **Immediately, at all three facilities.**
 1. Construction time schedules shall not hold up immediate mitigation efforts to secure facilities.

III. Scope of Work

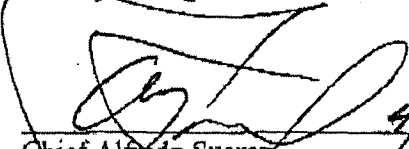
- a) Provide an immediate evaluation report on existing life safety issues pertaining to, but not limited to, fire alarm and fire sprinklers for the facility.
- b) Interface and implement with the Fire Protection Engineer for the mitigation element of the project.

- c) Immediately provide a new construction/retrofit or repair schedule and cost estimate.
- d) Provide design drawings and contract specifications for new installation or repair and retrofit of existing fire safety system. Note: In general, the contractor is to provide an evaluation of the scope of work to correct fire code violations for the addresses in question to include all necessary design and shop drawings, signed and sealed by a Registered Engineer in the State of Florida; obtain all necessary permits; furnish and provide all labor, material and equipment to install a fire alarm system and other necessary equipment. Design and installation shall be accepted by Miami-Dade County, General Services Administration department representatives, tested and certified to the satisfaction of the authority having jurisdiction.
- e) Secure permitting.
- f) Solicit competitive bids for construction work.
- g) Provide construction management services.
- h) Provide as-built construction drawings.

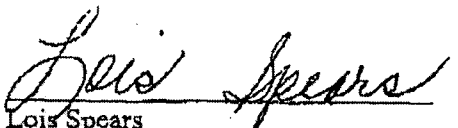
Schedules and preliminary cost estimates are due within **15 days** of the signature of this contract. However, work must commence immediately, not pending these schedules.

This attachment is part of the agenda item that will be presented to the Public Safety Committee for the April 15, 2003 meeting. A report will be provided to the Committee on a monthly basis until compliance is achieved.


Steve Shiver
County Manager


Chief Alfredo Suarez
Miami-Dade Fire Chief


Charles Danger
Building Department Director and Building Official


Lois Spears
Miami-Dade Corrections and Rehabilitation Director

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